

## STREETLIGHTS, NEW DEVELOPMENT

The following describes the procedures and responsibilities, reference the Chesterfield County Streetlight Policy, on succeeding pages, for the installation of streetlights in new development.

Initial submissions of road plans, both commercial and residential, will include a separate plan sheet showing ultimate projected vehicle counts and resultant required streetlight locations as identified by the requirements of the Streetlight Policy.

Streetlight plan sheets will be evaluated by staff for compliance with the Streetlight Policy as it relates to new development. Minimum compliance is required; streetlights in excess of the minimum is acceptable.

Plan sheets not meeting minimum compliance criteria as set forth in the Streetlight Policy will not be approved and complying revisions will be requested from the developer/design firm. Revisions will be required until compliance is achieved.

Approved streetlight plan sheets will be forwarded to the appropriate electric utility for installation cost determination.

Upon receipt of a installation cost quotation from the electric utility, staff will notify the developer of that cost. The developer must remit in this department an amount equal to the amount stipulated in the electric utility installation cost quotation **and** a separate administrative fee of \$50.00. Payment from the developer of both the installation cost and the administration fee must be received prior to staff authorization for the electric utility to proceed with the installation **and prior to recordation.**

The administration fee is waived for development plans not requiring any streetlights.

### STREETLIGHTS IN NEW DEVELOPMENTS

I. Street Lighting facilities, including related wiring and easements shall be provided in subdivision and site developments and shall meet the following requirements:

A. Residential

1. Street lights shall be provided at the entrance to all new subdivisions if the new roads create a "tee" (T) or "cross" (+) intersection, provided the intersection carries in excess of 400 VPD.
2. Street lights shall be provided at all intersections where the minor street carries in excess of 400 VPD.
3. Street lighting easements 10' on 40' right-of-way and 5' on 50' right-of-way along the frontage of all lots throughout the subdivision are required. These easements will be recorded with the subdivision plats unless the street light service lines are placed within the proposed street right-of-way. Such easements will be required only on those streets where the minor street is projected to carry in excess of 400 VPD.

B. Commercial/Industrial Parks

1. Street lights shall be provided at the entrances of commercial/industrial parks and at new intersections where all roads collectively carry in excess of 2,000 VPD.

C. Lighting Requirements

1. The Road and Drainage Plans must show the location of the proposed street lights and easements. (Engineering must receive approval from the utility company prior to plan approval)

2. All easements must be shown on the final check plat and recorded with the final plat.
3. All installations shall conform to the Virginia Department of Transportation specifications. (See Land Use Permit Manual, Section 3.872)
4. All street lighting systems shall be installed, owned and maintained by the supplying utility company upon approval of the County.
5. The developer shall pay for the cost of installation.
6. Payment for the cost of installation will be required at time of recordation.

D. Standards and Criteria

1. Luminaire Style - All luminaries shall be as approved by the supplying utility company.
2. Light Source - All light sources shall be as approved by the supplying utility company.
3. Lumen Rating - There is no one set lighting level requirement which would apply to all public roadways in the County. Therefore, each roadway shall be generally lit as follows:
  - a. 8000 lumen - Used for secondary intersections
  - b. 14000 Lumen or greater - Used for primary intersections
  - c. Others - Used on primary roads and/or special cases when recommended by the supplying utility company
4. Pole placement and bracket length shall be as approved by the supplying utility company.
5. Concrete, salt treated or metal poles may be utilized in all new residential subdivisions.